

Institutional, Corporate, Private
and Developer Accounts

The Kaufman Group

Commercial Real Estate
Strategic & Transactional Services

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March 20, 2014

Mr. Geoffrey Ligibel
Mr. Scott Jackson
HOULIHAN LOKEY
123 N. Wacker Drive, 4th Floor
Chicago, IL 60606

RE: 5931 & 5897 (commonly known as 5953) Atlantic Boulevard, Maywood, CA 90270

Dr. Alan Kims has requested that we present the below non-binding list of terms for the purchase of the above referenced property. Once agreement on the terms is reached a binding purchase agreement shall be drafted for execution by the parties. Dr. Kims has occupied the building for the past fourteen (14) years and currently is leasing the space through September 30, 2016, with an option to extend the term until September 30, 2019.

Dr. Kims through his company, Ardmore Medical Group, Inc., operates five (5) clinics, including the one located at this property, in Los Angeles County providing general/family and OB/Gyn services.

This property is a only asset of the seller to be acquired by Dr. Kims. He will continue to operating the clinic as he has for the past 14 years.

Purchase Terms

Property Address: 5931 & 5957 Atlantic Boulevard, Maywood, CA 90270
APN: 6313-013-028 & 6313-013-026

Buyer: Alan K. Kims

Seller: St. Francis Medical Center

Purchase Price: \$825,000.00 all cash at close of escrow.

Due Diligence Period: Thirty (30) days from full execution of a binding purchase agreement.

Closing of Escrow: Sixty (60) days after expiration of the Due Diligence Period.

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Escrow Holder: Commerce Escrow Company
1545 Wilshire Boulevard, Los Angeles, CA 90017

Title Insurance: Mutually acceptable title company

Binding Purchase AIR Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate (Non-Residential)

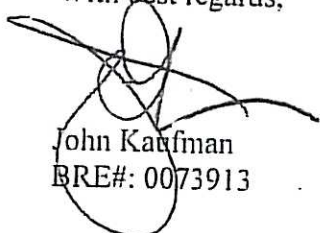
Real Estate Broker: The Kaufman Group (BRE#00842927). Seller to pay broker three percent (3%) of the purchase price to broker at the close of escrow.

Contingencies:

1. Clear title
2. Clean environmental report
3. Physical inspection and structural report

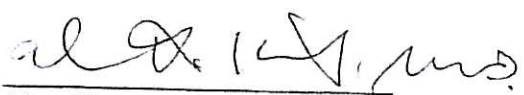
Dr. Kims wishes to thank you for the opportunity to present this proposal. Should have any questions whatsoever please do not hesitate to contact one of us at this office.

With best regards,




John Kaufman
BRE#: 0073913

Approved:



Alan Kims



D. J. Sun
BRE#: 01059946